



**1340 Shannon Common SW
Calgary, Alberta**

MLS # A2159586



\$689,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,237 sq.ft.	Age:	2003 (21 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Level, Rectangular		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vaulted Ceiling(s)		

Inclusions: TV, Wardrobe

Welcome to this meticulously maintained home, where the backyard opens to lush green space—a standout feature that offers scenic views and tranquility. The property features numerous upgrades for modern living, including a newly replaced roof and vinyl siding in 2020, providing peace of mind and enhanced curb appeal. The professionally cared-for yard serves as a peaceful retreat. Step inside to discover a bright living room, where a TV is included for your convenience. The home also boasts central air conditioning and a natural gas fireplace, ensuring comfort year-round. The vaulted ceiling adds an airy, spacious feel. The basement offers valuable extra storage in the furnace room and includes an unattached wardrobe. For those who value convenience and quiet, the belt-drive garage opener operates with minimal noise. The property is ideally located near the C-Train, shopping centers, YMCA, and Fish Creek Park, blending urban amenities with natural beauty. Don't miss this opportunity to experience all that this home has to offer—this could be the perfect place you've been searching for!